

SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS

SMALL-SCALE AMENDMENTS  
TO THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR MIAMI-DADE COUNTY

(Ordinance No. 10-31; Adopted May 5, 2010)

Adopted October 2009-10 Cycle Small-Scale Amendments to the  
Comprehensive Development Master Plan

May 2010

Prepared by the  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128-1972

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## INTRODUCTION

This report presents the small-scale amendments to the Comprehensive Development Master Plan (CDMP) which were adopted by Miami-Dade County Board of County Commissioners (BCC) on May 5, 2010 (Ordinance No. 10-31). These actions are a portion of the October 2009-10 Cycle amendment process. The remaining portion of the amendment process contains a number of standard (non small-scale) amendments to the CDMP, which will be transmitted as a separate package to the Department of Community Affairs (DCA).

### Summary of Final Actions

Included in this document is a section titled "Summary of Final Actions by Board of County Commissioners on October 2009-10 Cycle Applications to Amend the CDMP," which lists the final actions taken by the Board of County Commissioners on the Land Use Plan (LUP) map amendment small-scale applications filed in the October 2009-10 CDMP amendment cycle. Three (3) CDMP LUP map amendment applications (Application Nos. 1, 2 and 3) were filed in the October 2009-10 Cycle of Applications for processing as small-scale amendments to the CDMP and were adopted by the Board of County Commissioners on May 5, 2010.

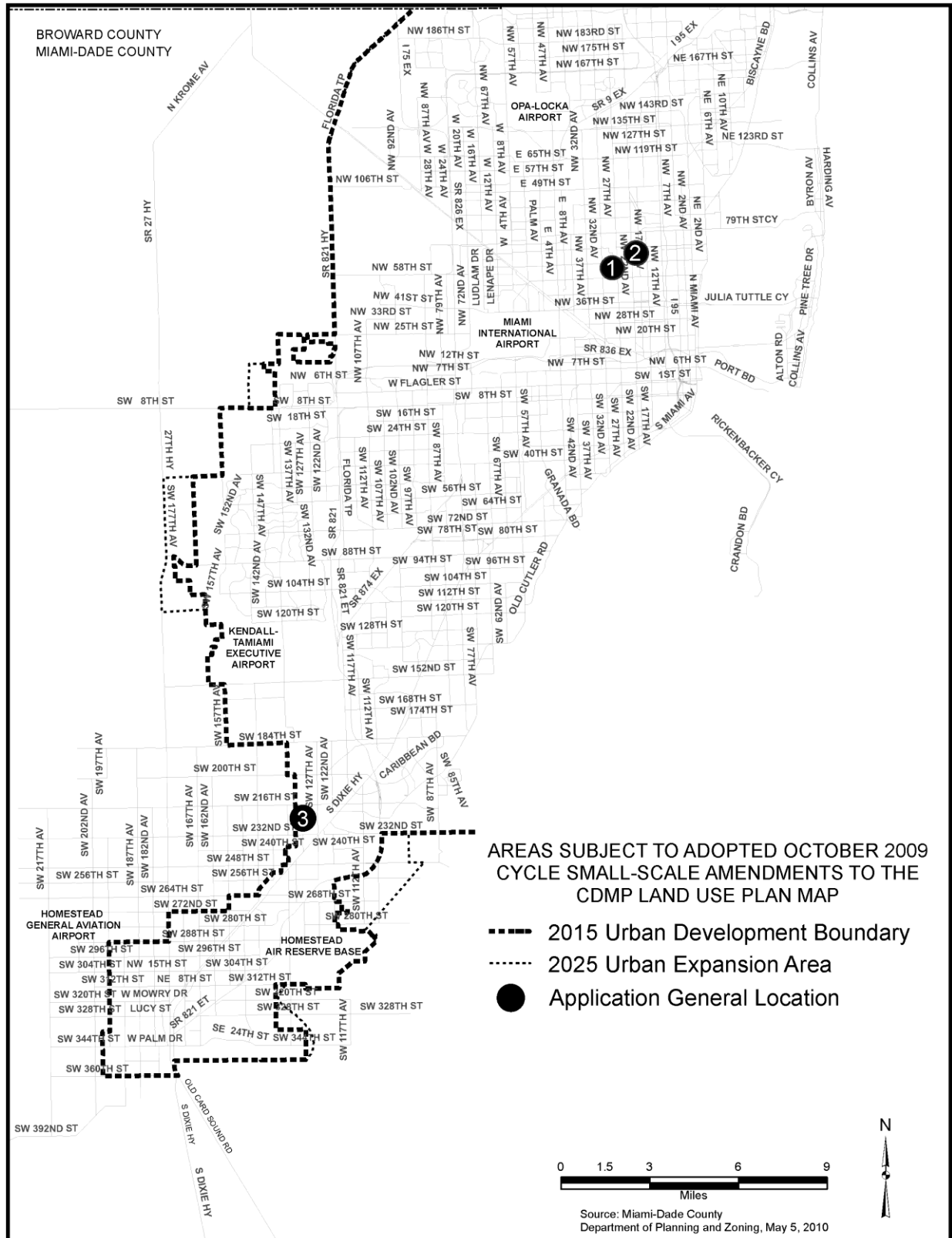
### Adopted Small-scale Applications to Amend the CDMP Land Use Plan Map

Following the "Summary of Final Actions" table on page 1 below, is a description of each the adopted small-scale LUP map amendments, with corresponding CDMP Land Use Maps, that identify the adopted CDMP land use designations including the boundaries and locations of Application Nos. 1, 2 and 3 in relationship to the surrounding roadway network. In addition, the report contains replacement pages to be inserted into the CDMP Adopted Components that were amended by the adoption of the October 2009-10 Cycle small-scale amendments. These replacement pages update the "Declaration of Restrictions" table in the Land Use Element of the October 2006 Edition of the CDMP as amended through April 29, 2010. The replacement pages are annotated with the adoption date of the amendments and ordinance number in the lower corner of the page.

**TABLE 1  
SCHEDULE OF ACTIVITIES  
OCTOBER 2009-2010 CDMP AMENDMENT CYCLE**

Pre-application Conference for the Private Sector	September 1- September 30, 2009
Application Filing Period	October 1- November 2, 2009
Deadline to Withdraw Application and Obtain Return of Full Fee. Notify applicant of Deficiencies.	November 9, 2009
Deadline for Resubmittal of Unclear or Incomplete Applications	Seventh business day after Notice of Deficiency
Applications Report Published by DP&Z	December 5, 2009
Deadline for submitting Technical Reports	December 29, 2009
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	January 28, 2010
Initial Recommendations Report Released by DP&Z	February 25, 2010
Community Council(s) Public Hearing(s)	
Westchester Community Council (CC-10) West Dade Regional Library, 9445 Coral Way, FL 33165 ( <i>Application No. 7</i> )	March 18, 2009; 7:00 pm
North Central Community Council (CC-8) MLK Building; 2525 NW 62 Street; 2 <sup>nd</sup> Floor, FL 33147 ( <i>Application Nos. 1, 2, and 6</i> )	March 23, 2010; 7:00 pm
Redland Community Council (CC-14) South Dade Gov't Center, 10710 SW 211th St, FL 33189 ( <i>Application Nos. 3 and 4</i> )	March 25, 2010; 7:00 pm
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to Formulate Recommendations Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	April 5, 2010 County Commission Chamber 111 NW 1st Street Miami, Florida 33128
Board Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	May 5, 2010 County Commission Chamber 111 NW 1 Street Miami, Florida 33128

Figure 1



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**SUMMARY OF FINAL ACTIONS**  
**BY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 2009-10 CYCLE**  
**SMALL-SCALE APPLICATIONS TO AMEND THE CDMP**  
**(Ordinance No. 10-31; Adopted on May 5, 2010)**

<b>Application Number</b>	<b>Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP</b>	<b>Final Commission Action</b>
1	Ellen Gardner 79 <sup>th</sup> St. LLC / Michael Gil, Esq. and Michael Larkin, Esq. Area between NW 79 Street and NW 79 Terrace and between NW 21 and NW 22 Avenues (1.63 gross acres; 1.1 net acres)  From: Low Density Residential (2.5 to 6 DUs/gross acres) and Business and Office To: Business and Office	Adopt as Small-Scale Amendment
2	Tradewinds Associates, Ltd. / Jeffrey Bercow, Esq. and Michael J. Marrero, Esq. Southwest corner of NW 19 Avenue and NW 81 Street (3.79 gross acres; 3.24 net acres)  From: Low Density Residential (2.5 to 6 DUs/gross acres) To: Medium Density Residential (13 to 25 /gross acre)	Adopt as Small-Scale Amendment and with Acceptance of Proffered Declaration of Restrictions
3	Apostolic Alliance Church of the Lord Jesus Christ, Inc/Felix Lasarte, Esq. Southwest corner of SW 127 Avenue and SW 200 Street (Quail Roost Drive) ( $\pm$ 2.3 gross acres; $\pm$ 1.78 net acres)  From: Low Density Residential (2.5 to 6 DUs/gross acres) To: Business and Office	Adopt as Small-Scale Amendment and with Acceptance of Proffered Declaration of Restrictions

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**OCTOBER 2009-10 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 1  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MAY 5, 2010**

<b><u>Applicant</u></b>	<b><u>Applicant's Representative</u></b>
Ellen Gardner 79 St. LLC 8126 SW 1 <sup>st</sup> Manor Coral Springs, FL 33071	Michael W. Larkin, Esq. and Michael A. Gil, Esq. Bercow, Radell & Fernandez, P.A. 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131

**Requested Amendment to the Land Use Plan Map**

**From:** “Low Density Residential (2.5 to 6 DUs/gross acre)” and “Business and Office”  
**To:** “Business and Office”  
**Location:** Area between NW 79 Street and NW 79 Terrace and between NW 21 and NW 22 Avenues  
**Acreage:** 1.63 Gross Acres; 1.11 Net Acres  
**Adopted:** Adopted on May 5, 2010 (Ordinance No. 10-31) as follows:  
From: “Low Density Residential (2.5 to 6 DUs/gross acre)” and “Business and Office”  
To: “Business and Office”

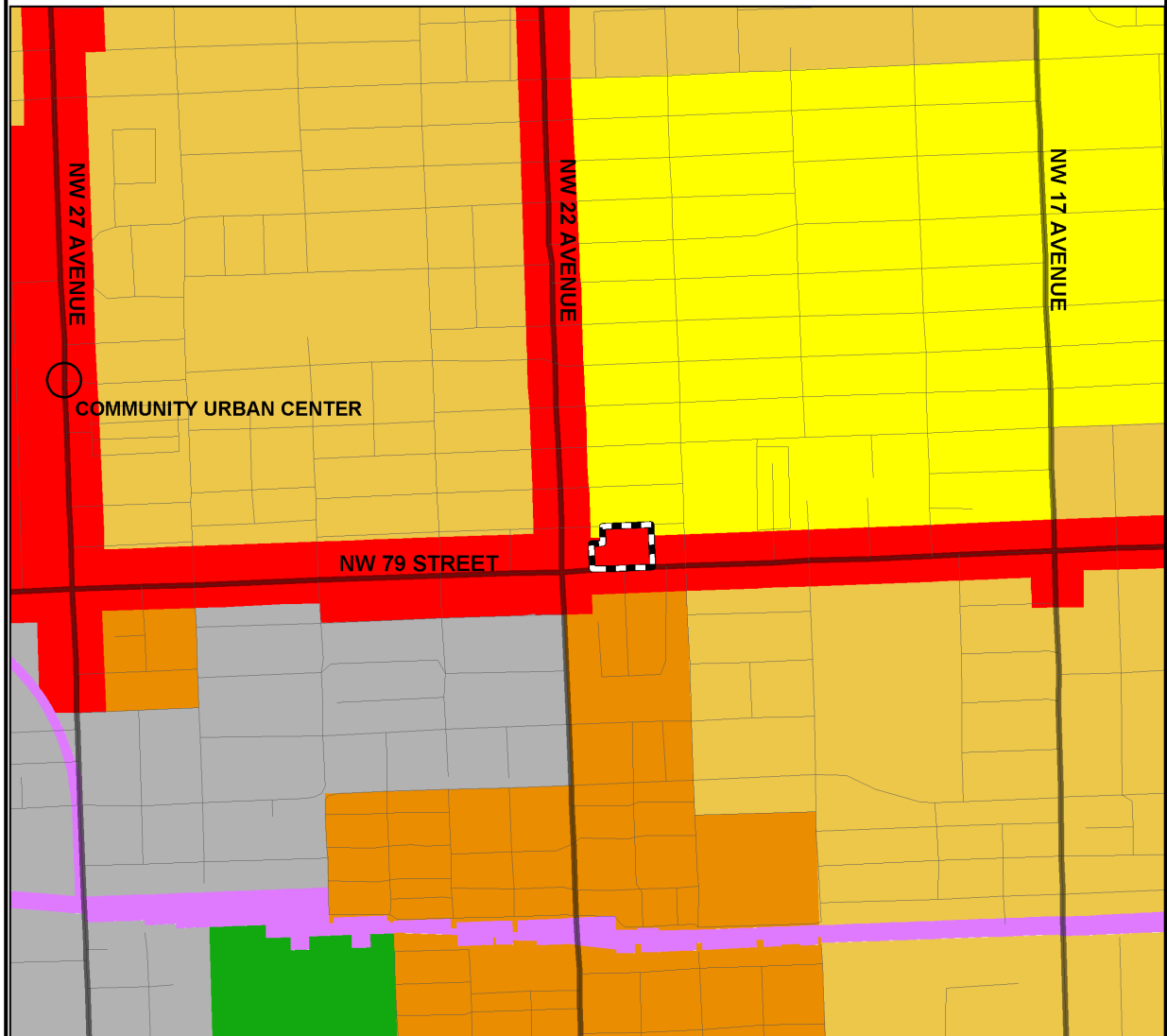


APPLICATION AREA

0 0.05 0.1 0.15 Miles



# APPLICATION NO. 1 ADOPTED CDMP LAND USE



APPLICATION AREA

Source: Miami-Dade County  
Department of Planning and Zoning, May 5, 2010

## CDMP LAND USE

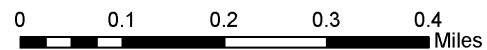
- LOW DENSITY RESIDENTIAL (2.5 - 6.0 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6.0 - 13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13 - 25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION

## STREETS

- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- STREET

## URBAN CENTERS

- COMMUNITY URBAN CENTER

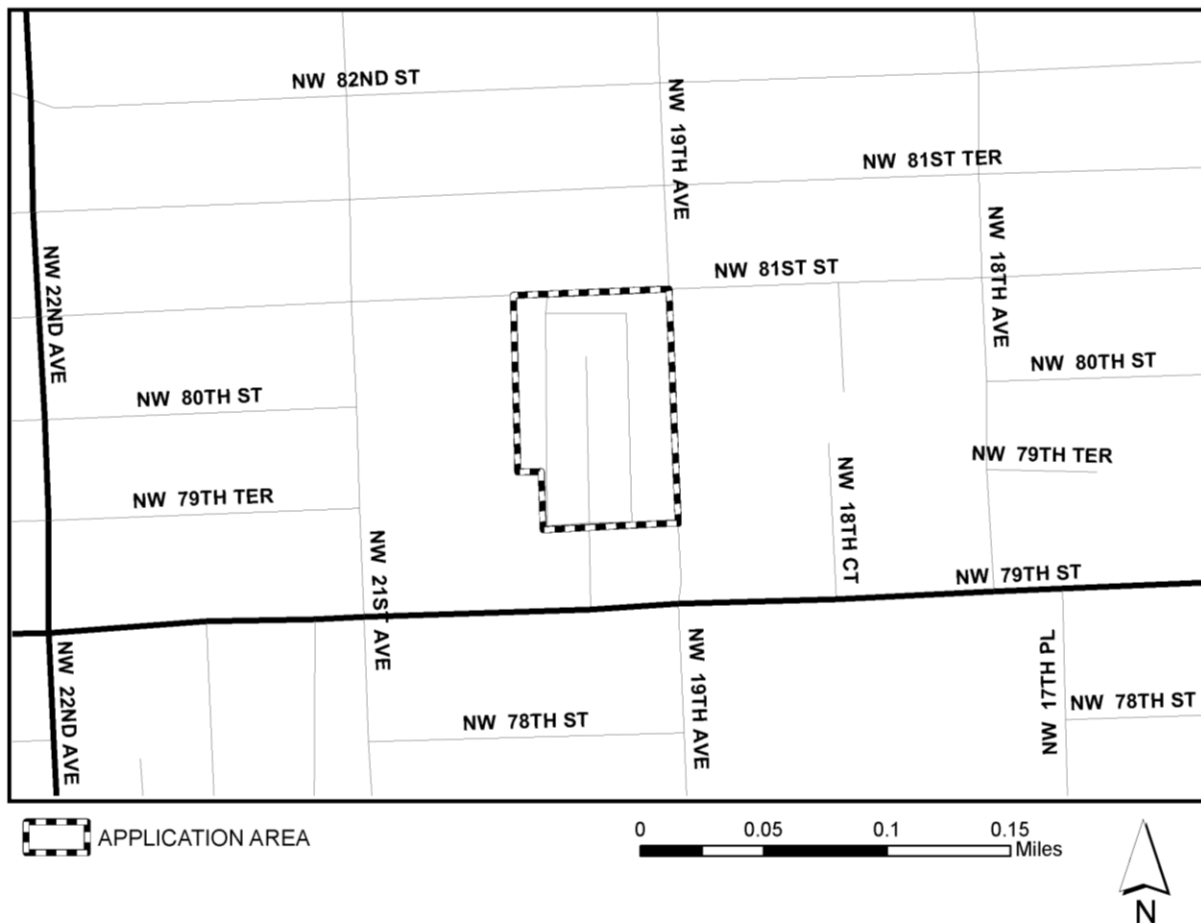


**OCTOBER 2009-10 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 2  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MAY 5, 2010**

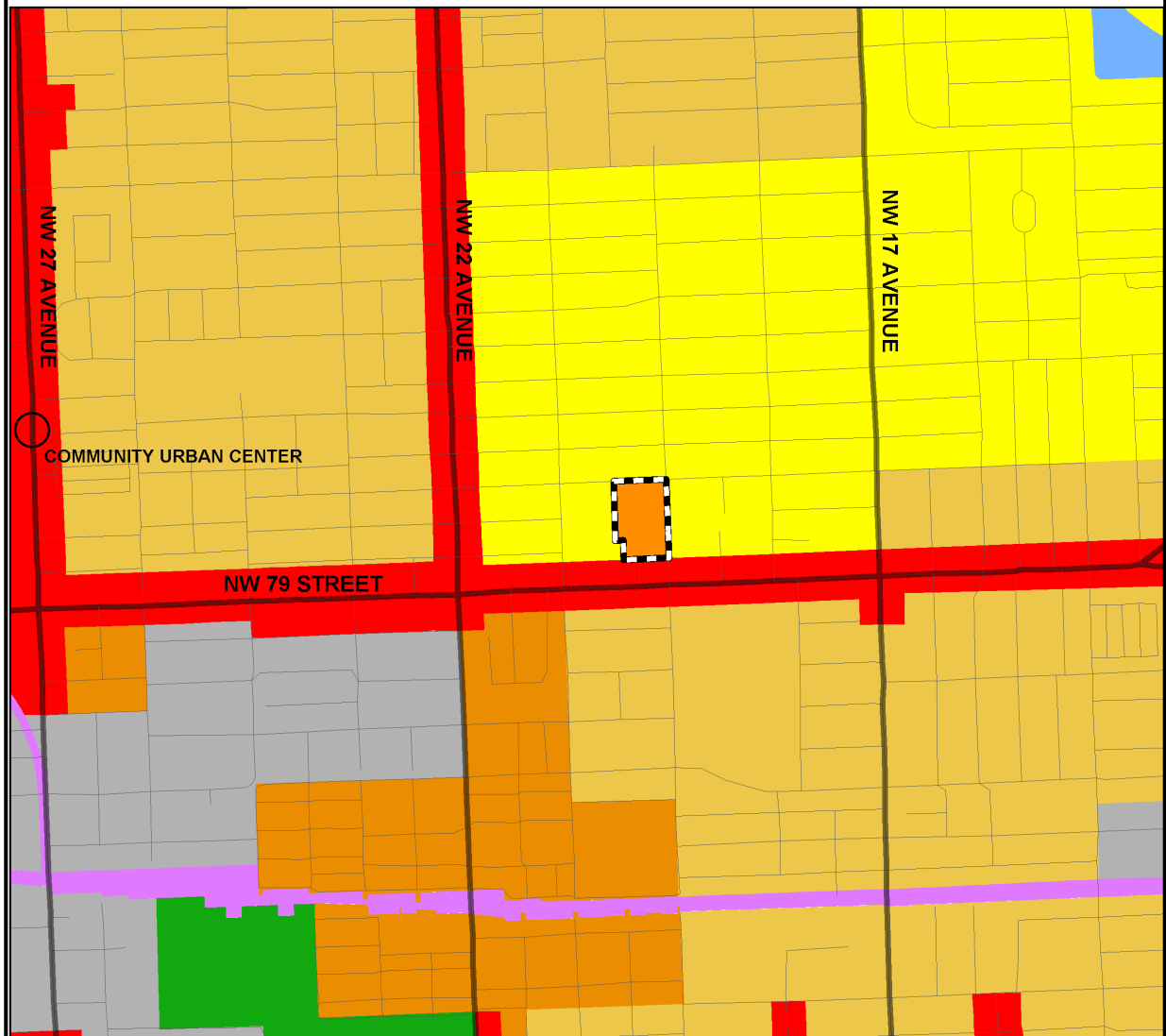
<b><u>Applicant</u></b>	<b><u>Applicant's Representative</u></b>
Tradewinds Associates, Ltd. 2100 Hollywood Boulevard Hollywood, Florida 33020	Jeffrey Bercow, Esq. and Michael J. Marrero, Esq. 200 South Biscayne Blvd. Suite 850 Miami, Florida 33131

**Requested Amendment to the Land Use Plan Map**

**From:** "Low Density Residential (2.5 to 6 DUs/gross acre)"  
**To:** "Medium Density Residential (13 to 25 DUs/gross acre)"  
**Location:** Southwest corner of NW 19 Avenue and NW 81 Street  
**Acreage:** 3.79 Gross Acres; 3.24 Net Acres  
**Adopted:** Adopted on May 5, 2010 (Ordinance No. 10-31) as follows:  
From: "Low Density Residential (2.5 to 6 DUs/gross acre)"  
To: "Medium Density Residential (13 to 25 DUs/gross acre)" and with  
Acceptance of Proffered Covenant



# **APPLICATION NO. 2 ADOPTED CDMP LAND USE**



APPLICATION AREA

Source: Miami-Dade County  
Department of Planning and Zoning, May 5, 2010

## **CDMP LAND USE**

- LOW DENSITY RESIDENTIAL (2.5 - 6.0 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6.0 - 13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13 - 25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- WATER

## **STREETS**

- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- STREET

## **URBAN CENTERS**

- COMMUNITY URBAN CENTER

0 0.1 0.2 0.3  
Miles

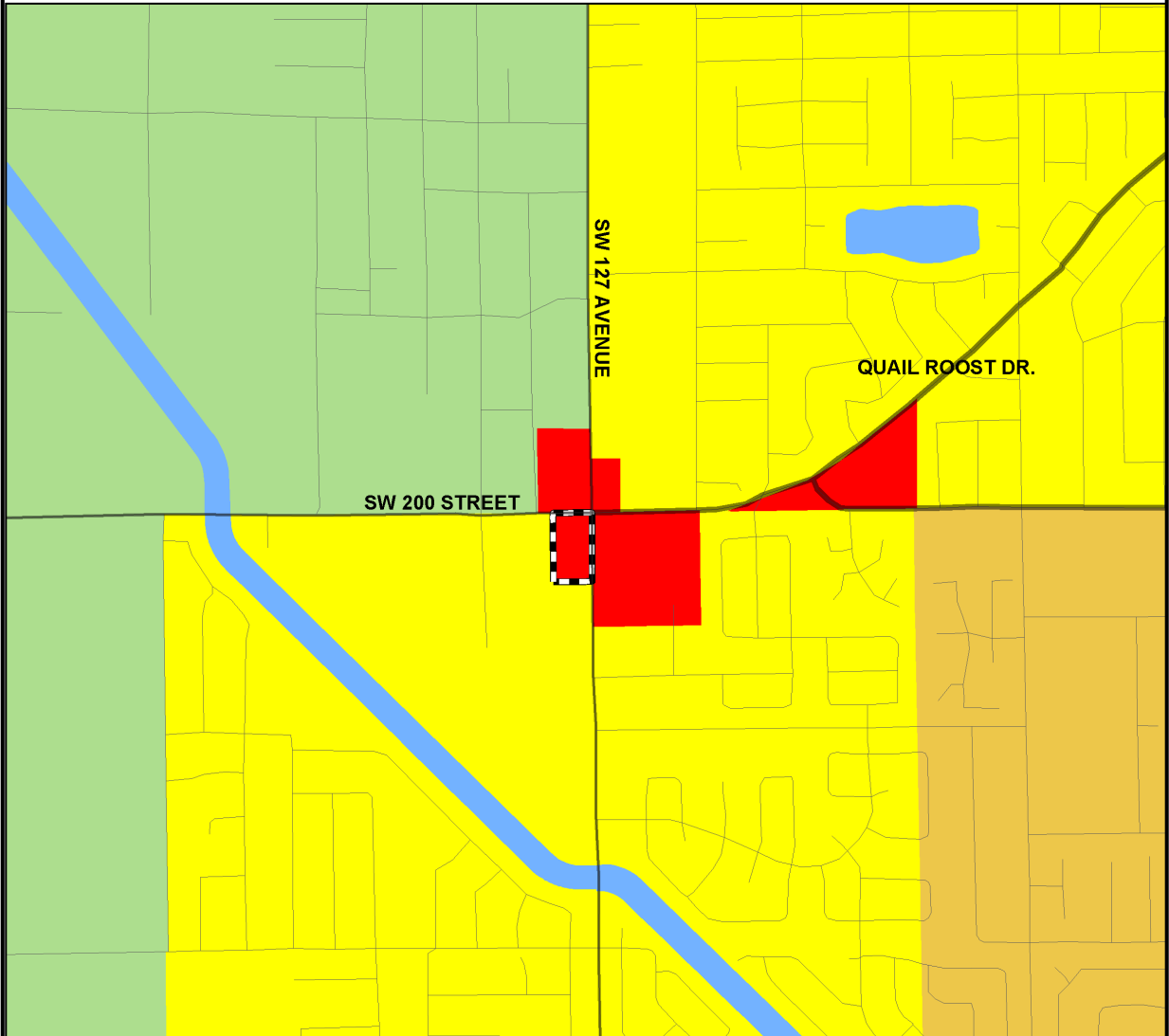


<b><u>Applicant</u></b>	<b><u>Applicant's Representative</u></b>
Apostolic Alliance Church of the Lord Jesus Christ Inc.	Felix Lasarte, Esq. The Felix Lasarte Law Firm, LLC 5835 Blue Lagoon Drive, Suite 1000 Miami, Florida 33126

**From:** “Low Density Residential (2.5 to 6 DUs/gross acre)”  
**To:** “Business and Office”  
**Location:** Southwest corner of SW 127 Avenue and SW 200 Street  
**Acreage:** +2.3 Gross Acres; +1.78 Net Acres  
**Adopted:** Adopted on May 5, 2010 (Ordinance No. 10-31) as follows:  
 From: “Low Density Residential (2.5 to 6 DUs/gross acre)”  
 To: “Business and Office” and with Acceptance of Proffered Covenant



# APPLICATION NO. 3 ADOPTED CDMP LAND USE



APPLICATION AREA

Source: Miami-Dade County  
Department of Planning and Zoning, May 5, 2010

## CDMP LAND USE

- ESTATE DENSITY (1 - 2.5 DU/AC)
- LOW DENSITY RESIDENTIAL (2.5 - 6.0 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6.0 - 13 DU/AC)
- BUSINESS AND OFFICE
- WATER

## STREETS

- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- STREET

0 0.1 0.2 0.3 0.4 Miles

